

Snee Farm
Near Mount Pleasant
Charleston County
South Carolina

HABS No. SC-87

HABS

SC

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PHOTOGRAPHS
WRITTEN HISTORIC AND DESCRIPTIVE DATA
District of South Carolina

APR 1900

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Historic American Buildings Survey

Prepared at Washington Office
for Southeast Unit

SNEE FARM
Near Mount Pleasant, Charleston County, South Carolina

Owner: Thomas Ewing

Date of erection: c. 1750

Builder: Nathaniel Law (original King's Grant)

Present condition: Excellent

Description:

Frame construction; rectangular plan; marble mantel, Adam design.

Additional data:

One-time home of Colonel Charles Pinckney. Was in Pinckney family for seventy years.

Other existing records:

Charleston Museum

Prepared by Junior Architect James L. Burnett, Jr.

Approved: TW 4/10/61

Addendum To:
SNEE FARM
1240 Long Point Road
Charleston County
South Carolina

HABS NO. SC-87

HABS
SC,
10-MOUP.V,
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PHOTOGRAPHS AND
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20013-7127

HISTORIC AMERICAN BUILDINGS SURVEY

SNEE FARM

HABS NO. SC-87

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Location:

1240 Long Point Road, Mt. Pleasant, Charleston County, South Carolina 4.6 miles NE of Mt. Pleasant on US Hwy 17; turn left on County Road 97 (Long Point Road); continue 0.7 mile and turn left on dirt road; house is 0.1 mile down dirt road on left.

UTM: 17.609960.3634640

Present Owner:

National Park Service

Present Use:

Vacant

Significance:

The Charles Pinckney Historic Site, known traditionally as "Snee Farm," is the ancestral country seat of Charles Pinckney III, the American patriot and statesman. Pinckney inherited the plantation in 1782 from his father, Colonel Charles Pinckney, who had acquired the then extensive acreage in 1754. The Pinckney family served with military and political distinction throughout the Revolutionary War period and were leaders in the establishment of the Federal government.

The site, a National Historic Landmark, is important as the only extant site associated with Charles Pinckney III. Known as "Constitution Charlie," Pinckney at the age of 29 served as one of the youngest delegates to the Constitutional Convention in Philadelphia (1784-1789). He was the author of the "Pinckney draught" of the Constitution from which an estimated 31 provisions were adopted as articles of the Constitution. His distinguished public career included service as a United States Senator and Representative, Minister to Spain by appointment of President, Thomas Jefferson; Representative to the South Carolina General Assembly and four terms as Governor of South Carolina.

The plantation dwelling house is a wooden, vernacular cottage-style structure that is a rare survival of a form that was familiar to the 18th and 19th century Carolina rural landscape but has largely disappeared in this

century. It is also one of the few extant of the East Cooper River plantations. The story-and-a-half gable roofed house with dormers rises over brick piers; and based on its more formal Georgian plan, may owe its origin to the diffusion of a vernacular house type prevalent along much of the eastern seaboard. The house is built of local pine and cypress and its interior details, such as paneling, wainscoting, and hand carved mantels, are vernacular interpretations of the Federal style. Snee Farm's most distinguished guest was President, George Washington who, during his tour of the southern states in May of 1791, breakfasted there while awaiting his official escort into the city of Charleston.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: Not known. The existing house was thought to have been built ca. 1754, when Col. Charles Pinckney acquired the property. It is reasonably certain that there was a dwelling on the property even before Pinckney bought it, because a pictograph of a house is shown on several early plats of Snee Farm (See McCrady plat number 6069, a certified copy made in 1861 of the plat of Snee Farm when conveyed to Col. Pinckney in 1754).

Structural investigation made by the NPS in July 1990 using X-ray photographs revealed that the main block of the existing house is constructed throughout using machine cut nails with machine-made heads of a type which was not produced until around 1820 (See Hume 253: Fig. 81 and Nelson, Ill. 1). In addition, moldings, sash and muntins in the house are typical of styles popular during the first third of the nineteenth century.

Even without accepting the nail type chronology as being a conclusive means for dating the house, there are several other items which support the suggestion that the house now on the site is not the one which was there when Charles Pinckney II bought the plantation, but instead that the present house was built after 1820. Period accounts indicate that the early house was in poor condition, and that Pinckney himself did not have the time or the means to repair or replace it. For instance,

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Pinckney leased Snee Farm to John Splatt Cripps in 1795 (Charleston County Miscellaneous Records, M-6: 550-51); that same year he bought on credit three tideland plantations and the slaves on them, a transaction costing 29,000 pounds. Pinckney was in serious financial difficulties by 1800. In 1805 a visitor to Pinckney's plantation near Columbia, SC, described it as practically deserted, "...not a person to be seen anywhere near [the shut-up mansion house]...His estate has been badly managed in his absence [as minister to Spain]...A heavy judgement was recovered against him not long since, and...a number of his slaves were sold by the sheriff to satisfy the execution" (Williams 483). In June 1804 Pinckney gave Peter Freneau and others authority to manage his affairs (Williams 483). His financial situation did not improve and in 1815, finding himself in debt "with judgments against him to a considerable amount" (Charleston County Deeds 8: 112-116), Pinckney listed Snee Farm and several other properties in an indenture to his trustees as lands to be sold. In the Court of Equity Report resulting from this action, the Commissioner found Snee Farm and several other of the listed properties to be "wholly unproductive" and some to be "in a perishing condition the houses going to ruin and daily diminishing in value" (Charleston District Court of Equity Report Book, 8: 398-399). Furthermore, in his letter inviting George Washington "to make a stage" at Snee Farm, Pinckney said, "I must apologise for asking you to call at a place so indifferently furnished....It is a place I seldom go to, or things perhaps would be in better order" (Jackson and Twohig 127). This would seem to indicate that if Pinckney spent little time here, it was unlikely that he would invest much money in its improvement.

These findings, when considered with the nail type chronology, combine to suggest that the original house at Snee Farm deteriorated and collapsed or was demolished, and the house now on the property was probably built in the 1820's by one of the subsequent owners. A newspaper article noted that, "A brick which Mrs. Hamlin has in her keeping is from the old barn and bears the date 1751" (McIver 1933). It is common for old or dilapidated rural houses to be used as barns; perhaps the original house on the property was eventually used as such, and the "1751 barn" brick might be from the house which was on the property when Col. Pinckney purchased it.

In addition, a look at the chain of title suggested that

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the current residence at Snee Farm was built in the late 1820's. The property was held by trustees for a number of years after the Pinckney's ownership, sold to a party who later defaulted on the mortgage and returned to the trustees. It was not until 1828 that Snee Farm obtained stable ownership when purchased by William Mathewes. The property then remained in the Mathewes family for twenty-five years.

2. Architect: Not known. The house is an example of a type once common to the area and was most probably built without using the services of an architect. However, further investigation of master builders in the area might provide more information. One speculation is that perhaps the Horlbeck brothers (John Horlbeck, Jr., 1771-1846, and Henry Horlbeck, 1776-1837) were involved in its design and construction. The Horlbecks were "builders who sometimes drew their own plans" (Ravenel Architects 145). They bought Boone Hall plantation (across the road from Snee Farm) in 1816 and ran a large brickyard there. Extensive study of the brickyard accounts and other Horlbeck family papers would be necessary to substantiate this.

3. Original and subsequent owners: Snee Farm is noted on early plats as Butler's lands, and the approximately 1000 acre tract was a royal grant to Nathaniel Law in 1698. The grant document has not been located, but is mentioned in many descriptions of Snee Farm, especially McIver's 1933 newspaper article. McIver also notes that the property went from Nathaniel Law to Benjamin Law, who sold it to John Allen and that Allen's widow married John Savage, who sold the plantation to William Scott. The following is an incomplete chain of title for the property on which the house is located.

- | | |
|------|--|
| 1738 | Benjamin Law to John Allen. Charleston County Conveyance Book MM: 284 and Deed Book OO: 690-96. |
| 1753 | John and Ann Savage to William Scott. Release in fee. Charleston County Conveyance Book MM: 314. |
| 1753 | William Scott to John Savage. Charleston County Conveyance Book MM: 319-320. |
| 1754 | John and Ann Savage to Charles Pinckney. |

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- 1772 Charles Pinckney II to Charles Pinckney III. Will dated 2 October, 1772, probated 10 November, 1784. Recorded in Will Book A, 1783-86: 431.
- 1815 Charles Pinckney III to Simon Magwood, Charles Kershaw, Hasell Gibbes, and Robert Y. Hayne. Conveyance in Trust. Charleston County Conveyance Book Q8: 111.
- 1817 Master in Equity to Francis G. Delieselline. Charleston County Miscellaneous Records, Book X-8: 78-81.
- 1828 Francis G. Delieselline to William Gibbes, Master in Equity (FGD fails to meet terms of mortgage). Charleston District Conveyances, Book N-10: 278-80.
- 1828 William Gibbes, Master in Equity, to William Mathewes. Charleston County Conveyances, Book N-10: 278-80.
- 1848 William Mathewes to Susan B. Hunt. Will dated 21 January, 1848 and probated 24 July, 1848.
- 1853 Estate of William Mathewes to William McCants. Charleston County Conveyances, Book V-12: 25-26.
- 1859 William McCants to Lockwood Allison McCants. Will dated 7 September, 1858 and probated 18 December, 1858. Charleston County Record of Wills, Vol. 48, Book A: 378-382.
- 1870 Lockwood A. McCants to William Jervey (trustee for the estate of Francis Cordes). Charleston County Deed Book Q-15: 71.
- 1900 Mary McCants et al., to Frederick Weiters. Charleston County Conveyances, Book Y-22: 597.
- 1900 Frederick Weiters to Thomas J. Hamlin. Charleston County Conveyances, Book U-25: 179.
- Unknown (No will recorded for T. J. Hamlin). Thomas J. Hamlin to Osgood Darby Hamlin.
- 1936 Mrs. Osgood D. Hamlin (Julia Welch) to Thomas Ewing (mentioned in several newspaper articles;

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see Bibliography. Deed and title not located at Registry of Mesne Conveyance)

- 1943 Mrs. Thomas Ewing to Mr. and Mrs. Thomas Stone. Letter from Ellen Stone Devine to David Moffley, 5 October, 1988 (Deed and title not located at RMC).
- 1968 Estate of Alexandra Ewing Stone to S. Guilds and Joyce Hollowell. Charleston County Conveyances, Book V-89: 275.
- 1986 S. Guilds and Joyce Hollowell to Creekside Mobil Home Park (C and G Investments). Charleston County Conveyances, Book S-156: 386.
- 1988 C and G Investments to Friends of Historic Snee Farm, Inc. Charleston County Conveyances, Book 176: 35.
- 1990 Friends of Historic Snee Farm, Inc. to the National Park Service (Record data not yet available).

Note: Snee Farm was mortgaged several times; it was involved in at least one major law suit, and over the years portions of the property were sold to various parties. More research will be necessary to provide clear documentation of all these actions. Most plats and records are in the Registry of Mesne Conveyance, Charleston County Courthouse; other plats and documents concerning mortgages and suits are in the South Carolina Department of Archives and History, Columbia, SC.

4. Builder, contractor, suppliers: No documentation of the original builder and suppliers has been found. Brick used at Snee Farm might have come from the Horlbeck brickyard at Boone Hall or could have been purchased from one of several other kilns in the area. The 1936 work is documented in a newspaper article which stated, "The decorating job was done by Mrs. Lionel K. Legge and Mrs. William S. Stevens through Porgy's Shop, in consultation with William Beers, New York architect. Joe Diaguardi was the local sub-contractor under Livingston of New York" (News and Courier, 5 December, 1936).

5. Original plans and construction: No original plans or drawings have been located. Early twentieth century photographs show that the house at that time consisted of the story-and-a half gabled block with a porch across

the south front and an enclosed, shed-roofed room on the north side, where the wings and north porch were added in the 1930s.

6. Alterations and additions: An addition of symmetrical flanking wings was designed by Beers and Farley (William Harmon Beers, FAIA, and Frank Cheney Farley) of New York, ca. 1935-36. The west wing consists of a kitchen, butler's pantry, servants quarters and a basement. The east wing has baths, a dressing room, and a bedroom with an antique mantel purchased in Charleston. The wings are connected by a porch which was probably added when the wings were built. Some relatively minor interior alterations were made at that time: a shell-topped niche was added next to the fireplace in the northwest room on the ground floor, blocking the passage between the north and south rooms; a passage between the north and south rooms on the east side of the ground floor was divided into two closets; the northeast room upstairs was divided into two bathrooms; and paint was removed from the cypress paneling. It appears that some interior doors were moved around: old doors from upstairs were moved downstairs and new doors were installed upstairs. Antique hardware was installed in existing doors to replace missing or broken units. Beers and Farley also designed the barn and servants house which are west of the main house. Albert Simons, of the Charleston architectural firm Simons, Lapham and Mitchell (now Mitchell, Small and Donohue), designed the bookcases which were built in the south end of the upstairs hall in 1959. Simons also designed several proposals for enlarging the servants house and converting it to a library or guest house, but only minor parts of these plans were executed. Simon's drawings for Snee Farm are at the South Carolina Historical Society.

B. Historical Context

Snee Farm was the plantation or country seat of lawyer, planter and noteworthy politician, Charles Pinckney (1757-1824). Pinckney is among the most influential and successful politicians in the history of South Carolina. He was elected twelve times to the state legislature, served four times as governor of the state, and as U.S. Minister to Spain (1801-05). Pinckney sat on the Continental Congress and the Constitutional Convention where, as a staunch Federalist, he rallied for a strong national government. He is perhaps best known as the author of the "Pinckney Draught" to the Constitution. Although there is some debate as to the full impact of

this draught on the final document, at least thirty-one of Pinckney's provisions were accepted. Always at the vanguard of state politics, Pinckney's political views would later turn from Federalist to reform-minded, Jeffersonian Republican. He headed that movement in South Carolina, a strong supporter for state's rights.

Although unquestionably influential, Charles Pinckney was also a controversial figure. He has been characterized as vain, extravagant and a bit of a ladies man. As the leader of the South Carolinian, Jeffersonian Republicans who sought to defeat the Federalist planter oligarchy (into which Pinckney himself was born) he was viewed by some as a traitor to his class. Yet, he stood undefeated in all elections and is known as one of the founders of the South Carolina political tradition. This is due in part to his enthusiasm for popular politics and aggressive pursuit of equality of opportunity. Towards these ends, while governor, Pinckney supported such issues as the creation of a public school system, the establishment of a State Board of Agriculture; construction of roads, lighthouses, and inland navigation; judicial reform and the repeal of property qualifications for suffrage. His leadership in South Carolina politics and his popular support are virtually without precedent, despite any controversy. As one biographer stated, "Pinckney possessed that iridescent genius which offends some and dazzles others" (Dictionary of American Biography, pg. 613).

Snee Farm existed as a working plantation of 700 to 1000 acres from the late 1690s through the 1940s. The land was a royal grant to Nathaniel Law in 1698, and it went through several changes of ownership before Col. Charles Pinckney purchased it from John and Ann Savage in 1754. Col. Pinckney (1731-1782) was a wealthy Charleston lawyer and planter, who also was elected to the colonial assembly, eventually serving as president of the Senate. Pinckney resided on Queen Street in Charleston, and maintained three plantations in the surrounding countryside, including Snee Farm. Upon his death, to his son Charles III, he specifically left his Charleston properties on Queen and Union Streets. He further stated that the remainder of his property, including his three plantations, be distributed among his wife and children after the last reached legal age (Will A:431). Thus, Snee Farm eventually fell to Charles, who owned it from approximately 1782 until 1817, when it was sold to help settle his debts.

While Charles Pinckney owned Snee Farm, the British took it over and used it as an internment camp for American officers, including Charles Cotesworth Pinckney and Gen. William Moultrie, in the early 1780s. Moultrie noted that, "Col. Pinckney and I were in excellent quarters at Mr. Pinckney's place called Snee Farm" (Moultrie II: 116). According to his own diary, George Washington "Breakfasted at the Country seat of Govr. Pinckney" before crossing the Cooper River to Charleston on his journey through the southern states in spring 1791.

Although Charles Pinckney III owned Snee Farm for more than thirty years, it does not seem to have been one of his major residences. In his letter inviting Washington to "make a stage" there on his way to Charleston, Pinckney said, "...It is a place I seldom go to or perhaps things would be in better order" (Jackson and Twohig 127). Pinckney did not spend the warm months at Snee Farm because of the malaria attacks brought on by residence there; instead he moved to Shell Hall, a summer house he maintained in Mt. Pleasant where the sea breeze reduced the mosquito hazard (Williams 410). He leased Snee Farm to John Splatt Cripps in 1795. In 1801, he was appointed minister to Spain by Thomas Jefferson. The management of his property evidently suffered during his absence. By the time he returned to Charleston in January of 1806, Pinckney had major financial problems. In 1817 his trustees sold Snee Farm and other unproductive properties to help settle his debts.

Francis Deliesseline bought Snee Farm and held the property until 1828, when it reverted to the Master in Equity because Deliesseline was unable to meet the terms of the mortgage. William Mathewes purchased the property that same year and owned it until his death in 1853. It seems most likely that either Deliesseline or Mathewes built the existing house.

William Mathewes described himself, in his last will and testament, as a Planter. Indeed, it appears that he owned considerable property. His will, which leaves his real estate to his two surviving daughters, lists five "plantations" including Snee Farm, two other tracts of land, a "lot of land with the buildings thereon" in Mazyckborough and a "wharf lot" in the same, a "Ferry place" and Ferry, as well as "my house and lot in Charlotte Street where I now reside..." (Will K:199). His estate included 352 slaves. Mention is made in an equity proceeding following his death of a sloop "for the transport of his own crops to market." It would appear

from this document that Snee Farm was not his primary residence. Reference is made, however, to "certain other articles of furniture at Snee Farm" which were Mathewes private property. This would seem to indicate that it was a place where he spent some time. The equity proceedings, Charleston Chancery Records, Bill 59, 6 December 1848, pgs. 7-8, makes the following mention of Snee Farm:

Snee Farm.... devised to (Mathewes daughter) Mrs. Hunt, containing about 700 acres of land, and settled by a gang of about forty-eight negroes, is, as your Orator has been informed, an unproductive place: That the testator (William Mathewes) bought it with the intention of making corn and hay here for the use of Milton Ferry; that over and above the provisions used on the place itself, Snee Farm has scarcely done more.... than to furnish bread for the hands at the Ferry, with hay for the work-mules and horses at (the) livery.

In addition, Mathewes' Snee Farm was platted in April of 1841 by R.L. Pinckney. The plat shows the configuration of a house with an avenue leading to the front from the south. To the southwest of the house is a row of five smaller structures, possibly a row of slave quarters, accessed with a lane running perpendicular to the lane to the main house. There is another structure, possibly a smaller dwelling, directly north of the house with a lane to the main road, and a row of three smaller structures to the southeast of it. The land is parceled and labeled as to its use. As stated on the plat, the 915.24 acres of Snee Farm was divided into 365 acres of fields and pasture, 65 acres of rice land and reclaimed marsh, and 485.24 acres of woodlands.

Mathewes left Snee Farm to his daughter Susan Hunt, wife of Benjamin F. Hunt. However, due to disputes over the distribution of the estate, Mathewes heirs sued the executor of his estate, and the suit, which involved Snee Farm, was settled by the South Carolina Supreme Court. Although as mentioned, Mathewes land holdings were fairly extensive, he was \$40,000 to \$45,000 in debt (by bond mortgage or otherwise). Snee Farm was evidently one of the properties sold for this reason.

Snee Farm was purchased from the estate of William Mathewes by William McCants in 1853. McCants likewise described himself as a planter of Christ Church Parish. He maintained a "house and lot in Mount Pleasant" as well

as Snee Farm, possibly dividing his time between the two depending on the season. Upon his death in 1858, his house in Mount Pleasant passed to his wife and daughter. His plantation, Snee Farm, passed to his son, Lockwood Allison McCant, along with "all the stock hogs, horses, mules, sheep and cattle and all plantation carts, wagons, tools and implements thereon with provisions and fodder enough for the following year." A stipulation was made, however, "allowing my wife.... and my daughter, Mary Caroline to reside upon by plantation [Snee Farm] and to draw therefrom the supplies and support of themselves and (the) household. Snee Farm remained in the McCant family until 1870.

Several years later, in 1900, Thomas J. Hamlin acquired the property and his family lived there until 1935, when it was sold to Mr. and Mrs. Thomas Ewing. The Ewings' daughter and son-in-law, Mr. and Mrs. Thomas Stone, bought Boone Hall plantation, across Long Point Road from Snee Farm, at about this same time. The house had remained generally unchanged, but the Ewings enlarged it by adding flanking wings and making some interior modifications. The architects for these additions and renovations, Beers and Farley of New York, also designed the house at Boone Hall. The Ewings left Snee Farm to their daughter, Alexandra Ewing Stone, who lived there for several years, through the 1940s, and planted extensive gardens around the house.

Despite its many changes in ownership, the changes made to the house in the twentieth century, and the visual encroachment of modern housing developments around the property, Snee Farm remains a good example of a Low Country, vernacular plantation dwelling.

PART II: ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Built in a rural area near a major river, Snee Farm is an important and well preserved example of a plantation dwelling type which was common throughout the Low Country from the mid-eighteenth through the mid-nineteenth centuries. The story-and-a-half gabled house with dormers is raised on brick piers so that the main floor is about four feet above grade, a typical regional arrangement which elevated the house to catch any breezes and removed it from the ground, which was almost always damp and infested with snakes and

insects. The porch on the south side provides a shaded outdoor sitting area and also shelters the east and west parlors from the sun. The house is sturdily constructed, using local pine and cypress; its major members are mortised and held in place with wooden pegs. The design and orientation of Snee Farm are especially well suited to the climate of the area.

2. Condition of the fabric: The house is in fairly good condition. The roofing is generally sound, but needs to be re-shingled. The roof framing is in good condition but has a slight bow along the ridge and it sags along its north slope. The clapboard is in good condition, needing only to be scraped and painted. The mortar has eroded from many of the brick piers, and some of them seem to have shifted slightly, probably as a result of settlement. The basement under the kitchen wing is damp and prone to flooding. The summer beam which runs just north of the chimneys has had a large section removed for installation of ductwork; this beam needs to be replaced because it is a major support. The interior is in good condition, needing primarily cosmetic treatment. The heating and air conditioning systems need minor repairs, and the electrical system is in poor condition.

B. Description of Exterior:

1. Over-all dimensions: The dwelling has a one-and-a-half story, five bay by three bay main block, measuring approximately 38' in width and 36' in depth and rising up 25' 11" in height from the first floor to the roof ridge. There are porches, approximately 9' in depth, to both the front and rear. The front porch runs the width of the facade. The rear porch connects with hyphens to either side which join the main block with the single story wings to either side (added ca. 1935-36). The wing to the west is the kitchen wing which measured approximately 18' 6" in width and 29' 6" in depth. The east wing contains the master bedroom and bath and measures approximately 16' in width and 32 feet in depth. The total span of the original house and added hyphens and wings is approximately 88 feet in width and 38 feet in depth. (Note: see drawings for accurate dimensions).

2. Foundations: The main block of the house rests on brick piers (see HABS drawing SC-87-3 for a plan of the piers). The wings are on brick foundations. There is a basement under the added kitchen wing only.

3. Walls: The walls are of wood siding with a bevel along the bottom of each board. There are also corner boards. Under the roof of the porch at the south elevation is a box-like obstruction, where the structural system of the second floor extends.

4. Structural system, framing: The house is of post and beam construction, resting on brick piers. The heavy timbers are joined by mortise and tenon, as are the roof rafters (there is no ridge board).

5. Porches: Porches run the length of both the front and rear elevations of the main block, with the principal roof extending to form the roofs of the porches. The porch to the south front is supported by chamfered posts with a balustrade with turned balusters. The wooden floor rests on brick piers. Brick steps with worn, stone treads, with the step at the base extending in a scroll to either side, lead to the porch. The porch at the north elevation is very similar. It has the same turned balusters, but has plain posts and handrail, and is enclosed with screening along the front. To either side, the porch leads to doorways into the hyphens of the wings.

6. Chimneys: The house has two interior chimneys on the main block, centered along the roof ridge. They are large, rectangularly-shaped chimneys with corbelled tops with an ornamental row of bricks laid in a saw-tooth pattern. Similar chimneys appear on both the wings.

7. Openings:

a. Doorways and doors: The central entry at the south elevation has a wooden surround consisting of a wide, plain band with a cyma reversa back band and a three-quarter inner bead. There is a four-light transom. The door is a six panel, cross-and-open-bible. The doorway at the north elevation is very similar though the doorway is narrower, with only a three light transom. The surround differs as well, slightly less pronounced and with a astragal inner bead. The door is also six-panel, although again, narrower than that at the south elevation. The doorways and doors into the hyphenated wings from the north porch were made (ca. 1936) to follow the same pattern, as was the doorway at the west side wall of the west wing.

b. Windows and shutters: The windows in the first

story of the main block are nine-over-nine-light sash, with narrow muntins and meeting rails. They have a simple, narrow band surround with an inner bead. This pattern is repeated in the perpendicular band which holds the upper sash in place. They have plain wooden sills. The second story windows of the main block are smaller, six-over-six-light sash windows, with the same surrounds. The windows have shutters consisting of vertical beaded boards held with molded battens and clinched, wrought nails. The windows of the hyphens are six-over-six-light sash. In the wings, the windows are six-over-nine-light sash.

8. Roof:

a. Shape, covering: The house has a steep gable roof. This principal roof extends to form the roofs of the porches, front and rear. The roofs of the hyphens and wings also have gable roofs, although with a lower pitch (especially in the hyphens). The roofs are covered with asbestos cement shingles.

b. Cornice, eaves: There basically is no cornice, as the roof extends to form the porches. There is, however, an unusual unexplained projection under the porch of the south elevation. Perhaps this was the boxed cornice and the porch was at later addition. There is no overhang in the gable ends, which are finished with a narrow molded piece (fillet on the outside and bead on the inside) with a plain, narrow band beneath it.

c. Dormers: There are three dormers at both the north and south elevations. They are gable roofed with cyma reversa molding that forms a pediment in the front. There is a plain surround.

C. Description of Interior:

1. Floor plans:

a. Main block, first floor: It has a basic Georgian plan with four rooms off of a center stairhall. The south front two rooms are approximately four feet deeper than the two rooms to the rear. The wide center hall is bisected by an arched entryway, and has an entry both front and rear. The stairway is in the rear section of the hall and runs along the east wall from the rear towards the south front of

the house. There is a closet under the lower half of the stair, above which the underside of the stair is covered with horizontal siding. There is a closet to either side of the hall, just north of the archway (to the side of the chimney blocks). The front parlors, the southwest and southeast rooms have doorways directly across from each other. Both have fireplaces to the center of the north wall. In the southeast room, there is a closet to the east side of the fireplace. The rear, northeast and northwest rooms also have doorways across from each other off the center hall. Both also have fireplaces to the center of the east wall. In the northwest room, used as the dining room, there is an open niche to the west side of the fireplace. There is a doorway into the kitchen wing at the north wall, northwest corner. In the northeast room, there is a closet to the east side (to the west is a boxed-in area for the heating ducts). There is a doorway into the bedroom wing at the north wall, northeast corner.

b. Main block, second floor: The second floor follows the same basic pattern as the first with a center hall running the depth of the house, with four rooms off of it. The center hall is lit by dormers, front and rear. There are modern bookcases built into the walls to the south front of the hall. Like the first floor, the south front rooms are deeper than those to the rear. Both these rooms are used as bedrooms with ceilings that slope down to a small knee wall to the south, with a dormer cut into the center. There is a fireplace to the center of the north wall in both rooms. The southwest room, which is slightly wider than the southeast, has a closet to the east of the fireplace and a doorway into a bathroom to the west. The southeast room has a closet to the east side of the fireplace. The rear, northwest room has been remodeled to accommodate a large bathroom (and the bath off the southwest bedroom). The northeast is the smallest of the three bedrooms. It also has sloping ceiling pierced by a dormer (as does the bath to the northwest), but has no fireplace.

c. Northeast wing: The hyphen of the wing is entered from a doorway in the north wall of the northeast room. The hyphen is used as a dressing room, with a doorway to the west onto the porch and two doorways to the east, the southerly one into a

bathroom and the northerly into a hall which connects with the bedroom. There is a fireplace to the center of the north wall. There is a doorway into a second bathroom at the southeast corner of the south wall.

d. Northwest wing: The hyphen of the wing is entered through a doorway in the north wall of the northwest, dining room. The hyphen is used as a butler's pantry, with a doorway to the east onto the porch and doorway to the west into the kitchen. Behind the kitchen to the north is the laundry room, with the stairwell to the basement to the west side. At the landing of the stair is a half-bath, and an exterior doorway at the west wall.

2. Stairways: The stairway is located along the east wall and runs back from the northeast corner, towards the front of the stair. It is an open well, open string, single flight stair with winder steps at the base of the stair at the northeast corner. It has a plain, rounded handrail with plain, square balusters (two per step); and a tall newel post which rises above the winders. The newel post is a single carved piece with chamfered edge and a round cap above the handrail. There are simple scroll-cut pieces along the open string. The stairway is open on the second floor with the same balustrade, and newel post at the top of the stairs.

3. Flooring: There is random width wooden flooring, laid horizontally in all rooms of the main block (including the hall). This flooring is stained dark. The bedroom wing has narrow pine flooring.

4. Wall and ceiling finish: There is wainscoting in every room in the house, including the wings. The only exception is in the second floor hallway where the walls are completely paneled with vertical beaded board. This same beaded board paneling also appears above the wainscoting in the first floor center hall. Although probably intended to be painted originally, all the wainscoting and paneling has been stripped on paint in the center hall (both floors) and in the southeast parlor. There is a simple chair rail in all the first floor rooms (and wings), a plain, narrow band with molded edges, top and bottom. In the first floor hall there is a half-round chair rail between the wainscoting and the paneled walls. In the rooms on the second floor, there is only a simple nosing along the top edge of the

wainscoting. There is cornice molding in the first floor rooms of the main block. In the first floor hall and in the wings there is only a narrow piece of crown molding. The ceilings of the second floor rooms, at the exterior north and south elevations, slope down almost to the floor.

5. Openings:

a. Doorways and doors: The doorways on the first floor have a stepped architrave surround, and six molded-panel, cross-and-open-bible doors. On the second floor, where there were probably only paneled partition walls (later plastered inside the rooms), a narrow, rounded edged piece frames the doorway.

b. Windows: The windows on the first floor of the main block follow the same pattern as the doorways, with a stepped architrave surround. They are large windows, extending from the cornice to the chair rail. Valances have been added in the southeast room. The windows in the wings and the second floor of the main block are smaller, and have a simple architrave surround. The dormers in the second story of the main block are cut deep into the sloping ceilings. There is a simple narrow surround and the side walls are paneled with wide beaded boards.

6. Decorative features and trim: An elliptical archway divides the first floor center hall in half. Symmetrically molded pilasters flank the doorway, with fluted pilasters to either side under the arch. The underside of the arch is reeded, and it is topped with a keystone. Like the wainscoting, the archway has been stripped of paint. In the northwest dining room, on the south wall, east of the fireplace is a niche for the display of china which was added during the ca. 1936 renovation. It has an elliptical arch opening, with keystone, supported by flanking, fluted pilasters. The top portion is open and has scalloped shelves and a scallop shell pattern carved under the arch on the top shelf. Below, is a double raised panel door cupboard. There are a number of decorative mantelpieces in the house. The most elaborate is that which appears in both the southeast and southwest parlors. It appears to have been hand-carved. This is flanked by pilasters in the same pattern as the hall archway, and has paneled end block and center tablet frieze, along a frieze with oversized reeding. The mantels in the northwest dining

room and the northeast room are simpler, with an architrave surround and molded mantel shelf. There is an antique mantel in the bedroom wing, salvaged from elsewhere. The two mantels on the second floor are simpler yet with a plain surround and molded mantel shelf.

7. Hardware: There is some interesting antique hardware in the house, including a number of large box locks. Due to the inconsistent array, however, it maybe that some of this hardware was salvaged from elsewhere and is thus not original to Snee Farm. Also, HL hinges on the principal entries appear to be reproductions.

D. Site:

1. General setting and orientation: The present main entrance to the house faces north, toward Long Point Road. The original, south front faces toward US Highway 17, the former King's Highway, but the road is not visible from the house. The Snee Farm property, as acquired by the National Park Service, consists of twenty eight acres which are surrounded by modern housing developments on the east, south and west sides and by undeveloped land on the north. Because the property is now much smaller than the original 700-1000 acre tract, and because the house is surrounded by housing developments, its context has been greatly altered. There is, however, much evidence of the remains of a number of outbuildings and other improvements which could be revealed and interpreted through historic archeology. There is no sense that this was once a large, working plantation, and its relationship to the river and to the King's Highway is not at all apparent.

2. Historic landscape design: Local tradition maintains that Snee Farm had elaborate gardens. Eliza Lucas Pinckney, a noted horticulturalist who introduced successful indigo culture to the Low Country, is said to have advised her nephew, Col. Charles Pinckney II, on designs for his gardens at Snee Farm. However, her Letterbook 1739-1762, which covers the period when Charles II bought the property, do not contain any letters to him or any mention of Snee Farm. Her son, Charles Cotesworth Pinckney, was interned at Snee Farm in 1780; but their correspondence during that period does not contain any descriptive material about the plantation. An article written about Charles Pinckney in 1866 included a detailed description of Snee Farm:

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It contained about twelve acres, and was converted into a garden, and used as a place of retreat from the bustle of town....It was a villa in such as which Hortensius or Cicero would have felt at home, with its cellars of old highly flavored Madeira, its fountains, its shrubbery, its artificial lake, and its fish-ponds....An avenue a mile long, with a grove of luxuriant oaks, led the way to the rustic residence, and just in the center of this grove is the very spot where he (Colonel Charles Pinckney) raised the first LIBERTY POLE (sic) in South Carolina....(Elliott 1866: 374-75).

Elliott's article is problematic. It was written more than forty years after Pinckney died and contains at least one serious inaccuracy concerning the origin of the name of the plantation: Elliott maintained that Snee Farm was a corruption of "Fee Farm"; but Fee Farm was a plantation which Charles Pinckney II owned on the Ashpoo River. This information was easily available (both Fee Farm and Snee Farm are named in Charles Pinckney II's Will) and the mistake casts doubt upon the reliability of the other material Elliott presents. However, he does note that a biography of Pinckney had been prepared and was being reviewed by Henry Laurens Pinckney (Charles Pinckney III's son), but the manuscript and Charles Pinckney III's papers were destroyed in the fire of 1861. He prepared this article using "many stray notes, mutilated manuscripts and a few papers, still in our possession", implying that either he (Elliott) wrote the Pinckney biography or at least had access to Pinckney's papers. Unfortunately, Pinckney's papers are no longer available, and no other documentation has been found which supports or refutes Elliott's account.

Thomas J. Hamlin bought Snee Farm in 1900. He left the property to his son, Osgood Darby Hamlin, whose widow, Julia Welch Hamlin, lived there until 1935, when she sold it to Thomas Ewing. Mrs. Hamlin commented that, "The beauty spot of Snee Farm is the three acre oak and magnolia grove that is on the northeast side of the dwelling" (Johnson 1987). According to an article by Petrona McIver in The News and Courier, the grove "was almost completely destroyed by a forest fire" (McIver 1933), but she does not give a date for the fire. Elliott stated that, "The beautiful grounds of "Fee Farm" (sic) have disappeared, and the plough runs its furrows through the grove, and the grave-yard....The ponds are dry, the fountains are no more...." (Elliott 377).

McIver also said, "Mrs. Hamlin thinks that the avenue of oaks which extended from the front of the house to the highway is part of the beautiful grounds which disappeared, as the grove near the house is still intact except for the damaging forest fire already mentioned and under the wide branches of live oak and magnolia still flourish many interesting shrubs which are thought to be of English origin and to have been treasured as such by the early settlers of this lovely plantation...."

Mrs. T. Joseph Devine (Ellen Stone), a granddaughter of the Ewing's, commented on work done to the grounds at Snee Farm during the 1920s-30s: "I...helped my mother ...create the lovely camellia-azalea gardens around the house and in the grove. When my parents left Holland they were presented with 100 flowering shrubs by Queen Juliana. Most of these went to Snee Farm and were planted by mother and me" (Ellen Stone Devine, letter to David Moffley, 5 October, 1988).

The only remaining part of the mile-long avenue of oaks is at the entrance to Snee Farm Country Club, off US Highway 17, the former King's Highway. Perhaps further archaeological investigations could locate the cultivated areas and provide more detailed information about their extent and what they contained.

3. Outbuildings: None of the original and/or otherwise historic outbuildings are extant. There is, however, historical and archeological evidence of former structures. A plat drawn in 1841 (McCrady Plat 5564) for William Mathewes shows several outbuildings. A row of five small structures southwest of the house was probably a street of slave houses. At least one structure was demolished by the developer who owned Snee Farm before it was purchased to be the Charles Pinckney Historic Site. Brockington's Cultural Resources Survey gives the results of preliminary archaeological investigations on the site, but more archaeology must be done before conclusive statements can be made about the type, location and construction dates of buildings at Snee Farm.

Snee Farm now has dependencies consisting of a barn and a servants house built in the 1930s, when the wings designed by Beers and Farley were added to the main house; there is also a corn crib near the barn. The swimming pool near the servants house was probably built ca. 1959, when Albert Simons designed some minor renovations for the house and the servants house.

PART III. SOURCES OF INFORMATION

A. Architectural Drawings: No architectural drawings of the original part of the house have been found, nor have Beers and Farley's renovation and addition drawings been located. The drawings for Albert Simons's proposals are at the South Carolina Historical Society in Charleston.

B. Early Views: No early views of the house have been located. Early twentieth century photographs of the house when it was owned by the Hamlins show the main block of the house with a porch on the south side and a shed-roofed room on the north side, where the wings were added in 1936.

C. Interviews:

Fiero, Elizabeth Beers. Telephone interview. 23 July, 1990. Mrs. Fiero is the daughter of William H. Beers and niece of Frank C. She does not know exactly what happened to Beers and Farley's files when the office was dissolved after the death of Farley (the practice essentially ended during WWII); but she suggested that descendants of the Stones and Ewings might have a copy of the Snee Farm drawings and recommended contacting Patsy Ewing Richter of Vineyard Haven and Ellen Stone Devine. Address: P.O. Box 2245, Vineyard Haven, Mass. Telephone: 508-693-5290

Legge, Dorothy (Mrs. Lionel K.). Telephone interview. 16 July, 1990. Mrs. Legge was the Ewing's interior decorator for the 1936 addition/renovation of Snee Farm. She said that no drawings were made for the interiors work, at least not for the part she did, and that she does not remember specific details about the job (she is now more than ninety years old). Address: Fort Sumter House, 1 King Street, Charleston, SC. Telephone: 803-722-4161

Oppermann, Joe, and Charles Phillips. Personal interview. 25 July, 1990. Phillips and Opperman are the architects in charge of the restoration of the Miles Brewton house in Charleston. They have also done extensive work at Gunston Hall, Stratford Hall and Montpelier. They examined a nail from Snee Farm and said that it was made after 1815 and probably before 1830. Address: 1134 A Burke St., Winston-Salem, NC 27101 Telephone: 919-723-0865

Rauschenburg, Brad. Telephone interview. 24 July, 1990. Rauschenburg works at the Museum of Early Southern Decorative Arts in Winston-Salem, NC. He said that machine cut nails of the type described from Snee Farm dates from after 1810 and probably from around 1820. Address: Museum of Early Southern Decorative Arts, Winston-Salem, NC. Telephone: 919-721-7360

Whitelaw, Mrs. Aubrey H. Telephone interview. 23 July, 1990. Mrs. Whitelaw is a daughter of Frank C. Farley and niece of William H. Beers. She is a landscape architect and worked with Farley the last years he was in practice. She remembered that some of Beers and Farley's drawings were given to another architect's office, but she did not remember to whom. She suggested contacting the office of Charles Platt III in NYC; early in his career, Farley worked in the office of Platt's grandfather, Charles Platt I, and Mrs. Whitelaw thought that Platt's office might have the drawings or might suggest other contacts. Telephone: (at the summer house of Mrs. Williams, her sister, in Maine): 207-633-3117

Williams, Richard. Telephone interviews. 17, 20 and 24 July, 1990. Williams is the son of Mrs. Hermann W. Williams, who is a daughter of Frank C. Farley. He checked the Beers and Farley files at his mother's house and found the Ewing and Stone projects listed, but no drawings were with the files. Address: Mrs. Hermann W. Williams, 3226 Woodley Rd. NW, Washington, D.C. Telephone: 202-333-7308

Zierden, Martha. Telephone interview. 24 July, 1990. Ms. Zierrden is an archaeologist at the Charleston museum and has worked with many historic structures in the area. When asked to examine the nails from Snee Farm, she said that metals are not one of her specialties; but she recommended consulting Phillips and Opperman, who are working on the Miles Brewton House, which was built ca. 1750 and altered ca. 1815-20. Address: The Charleston Museum, 360 Meeting Street. Telephone: 803-722-2996

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South Carolina Department of Archives and History

William Lawton, executor of William Mathewes (Mathewes, Mathewes), vs. Benjamin F. Hunt, and Susan B., his

wife, and others. State of South Carolina, Charleston District, Court of Equity. Bills Nos. 58-79, 1848. Following the death of William Mathewes in 1848, his executor William Lawton was sued by his son-in-law, Benjamin F. Hunt. In the record of the suit (Item 12, p. 7), Lawton stated that Snee Farm, "containing about 700 acres of land, and settled by a gang of about forty-eight negroes, is...an unproductive place...." Mathewes left Snee Farm and the furniture and other equipment usual to a plantation to his daughter, Susan B. Hunt. Also, Item 5, page 6 of the record mentions "certain other articles of furniture at Snee Farm"; these two references indicate that there was a dwelling on Snee Farm before Mathewes's death, but no additional details are given about the property.

Simon Magwood and others vs. Henry Laurens and Daniel Doyley. Charleston County Report Book, April 27, 1808- March 7, 1818: 398-399. A Commissioner's report to determine whether the sale of all or parts of Charles Pinckney III's property to settle his debts would be beneficial. Snee Farm and several other properties are reported to be "wholly unproductive" and some of the properties are "in a perishing condition the houses going to ruin and daily diminishing in value."

Charles Pinckney to Simon Magwood, Charles Kershaw, Hasell Gibbes, and Robert Y. Hayne, Trustees. Conveyance in Trust. Book Q8: 111. An indenture made 1 November, 1815 between Charles Pinckney III, his trustees and his creditors. Pinckney, finding himself in debt with "judgments against him to a considerable amount" and with other liens on his estate by mortgage, conveyed "his whole estate real and personal for the full security of all his Creditors and the eventual payment of every demand against him...." One of the properties named was "a Tract of Land in Christ Church Parish called Snee (sic) Farm about ten miles from the City of Charleston containing Eight Hundred and Fifteen acres more or less...."

CHARLESTON, SOUTH CAROLINA

Charleston Library Society

Elliott, W.S. "Honorable Charles Pinckney, L.L.D., of

South Carolina." DeBow's Review, July and August Number, 1864. Columbia, S.C.: B.F. DeBow, Townsend and North. This article primarily deals with Charles Pinckney III's political career and travels in Europe.

----. "Hon. Charles Pinckney, L.L.D., of South Carolina." Written for DeBow's Review, July and August Number, 1864. Article V. Apparently a draft of the piece written for DeBow's Review, this is catalogued at the Library Society as A. Pm. 5th Series, Vol. 11. The text contains essentially the same information as the published article.

----. "Founders of the American Union. - Charles Pinckney, of South Carolina." DeBow's Review, n.s. Vol. 1, April 1866. Columbia, S.C.: B.F. DeBow, Townsend and North. This biographical sketch has florid, probably romanticized descriptions of Pinckney's house and garden on Meeting Street and of Snee Farm; but the Snee Farm information is not at all accurate. It has one especially valuable footnote: "A life of Charles Pinckney was prepared, and in the possession of the Hon. Henry L. Pinckney for revision and addition; with it were his valuable papers. The fire of 1861, which desolated the City of Charleston, destroyed almost everything, and this, and the former essay, are compiled from many stray notes, mutilated manuscripts and a few papers, still in our possession" (p. 375).

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Various conveyances, mortgages and miscellaneous records pertaining to Snee Farm. Specific documents are cited in the text of the report.

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William R. Mathewes, will dated January 21, 1848 and probated July 24, 1848. Record of Wills, Charleston County, SC, Vol. 44, Book K, 1845-51: 368-372. Original recorded in Will Book K, 1845-51: 199.

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South Carolina Historical Society

Boone Hall Plantation, folder of miscellaneous information: Devine, Mrs. T. Joseph (Ellen Stone). Letter to David Moffley, October 5, 1988. Ellen Stone Devine's parents bought Boone Hall plantation in 1933 and her grandparents, Mr. and Mrs. Thomas Ewing, bought Snee Farm in 1935. The Stone's inherited Snee Farm in 1943. This letter contains Mrs. Devine's reminiscences of living at Snee Farm in her youth. Mr. Moffley's grandmother and Mrs. Devine's mother were friends. David Moffley was a tenant at Snee Farm for about two years, until the property was conveyed to the National Park Service.

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2. Secondary and published sources:

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"Deliesseline, Francis Gottier." Biographical Directory of the South Carolina House of Representatives, ed. N. Louise Bailey and Walter B. Edgar. Columbia: University of South Carolina Press. Deliesseline bought Snee Farm in 1817 and owned it until 1828. According to his biographical sketch, "Sometime after 1826, he evidently found himself in poor financial and/or political straits. Unable to resolve his problems, he, without his family,

abandoned his property to his creditors and moved in a self-imposed exile to St. Mary's, Georgia" (Vol. III: 181).

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December 1799). Jackson, Donald, and Dorothy Twohig, eds. Charlottesville: University of Virginia Press, 1979. This edition of George Washington's diaries has extensive notes, including reference to a letter from Charles Pinckney III to Washington, 26 April, 1791, inviting Washington "to make a stage" at Snee Farm. Pinckney said, "I must apologise for asking you to call at a place so indifferently furnished, & where your fare will be entirely that of a farm. It is a place I seldom go to, or things perhaps would be in better order" (p. 127).

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called Snee Farm" (p. 17).

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SNEE FARM

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Beers and Farley of New York as architects for Boone Hall, which is across Long Point Road from Snee Farm. Beers also designed the 1936 addition/renovation of Snee Farm.

Williams, Frances Leigh. A Founding Family: The Pinckney's of South Carolina. New York: Harcourt Brace Jovanovich, 1978. Williams's book is the most comprehensive study of the Pinckney family. In addition to the rich text, it had copious notes and a thorough index. The book is out of print, but the Charleston County Library has both circulating and reference copies.

Withey, Henry F., and Elsie R. Withey. "Beers, William Harmon." Biographical Dictionary of American Architects (Deceased). Los Angeles: New Age Publishing Co., 1956.

Zahniser, Marvin R. Charles Cotesworth Pinckney, Founding Father. Chapel Hill: The University of North Carolina Press, 1967. Mentions Snee Farm as the place where Charles Cotesworth Pinckney was interned and quotes from his letters written there.

E. Likely Sources Not Yet Investigated:

Beers and Farley papers at the American Institute of Architects Archives, 1735 New York Ave., NW, Washington, DC. 20006. Telephone: 202-626-7496

Osgood Darby Hamlin, Jr. Telephone: 803-884-4253 (H)803-884-8161 (Does he have the 1751 brick supposedly from a barn at Snee Farm?)

Horlbeck papers. Contact John M. Horlbeck, 327 Bennett St., Mt. Pleasant, SC. Telephone: 803-884-2166

Insurance plats for Snee Farm. None have been located, but a search might be useful. Note: Charleston County does not have tax records, assessments, etc. dating before 1871.

PART IV. PROJECT INFORMATION

This project was jointly sponsored by the Historic American Buildings Survey of the National Park Service, Robert J. Kapsch, chief; and the Friends of Historic Snee Farm, Inc. through the Southeast Regional Office of the National Park Service and the Fort Sumter National Monument, John Tucker, superintendent. Snee Farm was recorded under the direction of Paul Dolinsky, Chief of HABS; with assistance by HABS historian, Catherine C. Lavoie. The project was completed during the summer of 1990 at the HABS field office at the Fort Moultrie Visitors Center, Fort Sumter National Monument, Sullivan's Island, South Carolina. Project supervisor was Michael E. Brannan, project historian was Marsha Oates Ellis, and student architectural technicians were Tina L. Fong, Christopher Huckabee, Mellonee Rheams, and Martha de Mena. Photographs were taken by John McWilliams, Prof. Georgia State University, under contract with HABS.